

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada – Change of land use from Residential & Industrial use to Commercial use in R.S.No.55/1(P), 3(P) & 57/7(P) to an extent of 10144.46 Sq.Mtrs (Excluding road affected portion) of Prasadampadu Village, Vijayawada Rural Mandal, Krishna District – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT(I2) DEPARTMENT

G.O.Ms.No. 390

Dated.12.10.2012

Read the following:-

- 1.From VC, VGTMUDA, Vijayawada in Rc.No.C2-1104/2011, Dated.29.11.2011.
- 2.Govt.Memo.No.31766/I2/2011-1, Dated.23.12.2011.
- 3.From Commissioner of Industries, Hyderabad Lr.No.29/1/2011/0590, Dated.02.03.2012.
- 4.Govt.Lr. No.31766/I2/2011-2, Dt.08.05.2012.
- 5.From VC, VGTMUDA, Vijayawada in Rc.No.C2-1104/2011,Dt.07.06.2012.
- 6.Govt.Memo No.31766/I2/2011-3, Dt.30.07.2012.
- 7.From VC, VGTMUDA, Vijayawada in Rc.No.C2-1104/2011,Dt.24.09.2012.

ORDER:

The draft variation to the Zonal Development Plan of Nidamanuru zone issued in Government memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.452, Part-I, dated.09.08.2012. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada that the applicant has paid an amount of Rs.3,15,455/- (Rupees Three Lakh Fifteen Thousand Four Hundred and Fifty Five only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.18.10.2012.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling,
Vijayawada.
The District Collector, Krishna District.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Nidamanuru the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.452, Part-I, dated.09.08.2012 as required by sub-section (3) of the said section.

VARIATION

ITEM NO.1

The site measuring to an extent of 1112.05 Sq.mts or Ac.0.27 cents is falling in R.S.No.57/7(P) of Prasadampadu Village, Vijayawada Rural Mandal, Krishna District. The boundaries of which are given in the schedule below and which was earmarked for Industrial Use in the Zonal Development Plan of Nidamanuru zone sanctioned in G.O.Ms.No. 244, M.A., dated: 27.04.2000, is now proposed for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 21/2011/NDM/VJA which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant should handover the road affected portion at free of cost to the local body through registered gift deed.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

NORTH :The site is falling in R.S.No.57/7(P) of Prasadampadu Village.

SOUTH :The applicant's site left for road widening of NH-5 in R.S.No.57/7(P) of Prasadampadu Village.

EAST :The applicant's site falling in R.S.No.55/1 of Prasadampadu Village.

WEST :The site is falling in R.S.No.57/7 of Prasadampadu Village.

ITEM NO.2

The site measuring to an extent of 9032.41 Sq.mts or Ac.2.23 cents is falling in R.S.No.55/1(P), 55/3(P) & 57/7(P) of Prasadampadu Village, Vijayawada Rural Mandal, Krishna District. The boundaries of which are given in the schedule below and which was earmarked for Residential Use in the Zonal Development Plan of Nidamanuru zone sanctioned in G.O.Ms.No. 244, M.A., dated: 27.04.2000, is now proposed for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 21/2011/NDM/VJA which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

1. that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
2. that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
3. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the proof of any title of the land.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
7. The applicant should handover the road affected portion at free of cost to the local body through registered gift deed.
8. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE

NORTH : The site is falling in R.S.No.57/7(P) and the site left for proposed 60'-0" wide road in R.S.No.55/1 and the site falling in R.S.No.55/3(P) of Prasadampadu Village.

SOUTH :The site falling in R.S.No.57/7, the site left for road widening of NH-5 in R.S.No.55/1 the site falling in R.S.No.55/5 and the site left for road widening of NH-5 in R.S.No.55/3 of Prasadampadu Village.

EAST :The site falling in R.S.No.55/2, 55/3 & 55/5 of Prasadampadu Village.

WEST :The site falling in R.S.No.57/5, 57/7 & 55/5 of Prasadampadu Village.

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER